

DESCRIPTION OF THE LAWRENCE ROBINSON LANDS,  
FOURTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the northwest side of Md. Rte. 291 at a corner for the lands now or formerly of John Yiannakis; and running, thence, by and with said Yiannakis lands and with the lands of Deborah L. Searey N 09 17 W - 828.56' to an iron pipe and the lands of Catherine Athey; thence, by and with said Athey lands N 80 43 E - 556.30' to an iron pipe and N 80 43 E - 26' more or less to the mean high waters of Morgan Creek; thence, by and with the waters of said creek S 0 24 50 E - 177.12' to the lands of Winfield W. Brown; thence, by and with said Brown lands S 80 43 W - 50' more or less to an iron pipe, S 80 43 W - 345.00' to an iron pipe, and S 09 17 E - 201.20' to an iron pipe and the lands of Helen P. Coleman; thence, by and with said Coleman lands S 80 43 W - 140.00' to an iron pipe; thence, still by and with said Coleman lands and with the lands of Winfield Brown S 09 17 E - 446.42' to the northwest side of Md. Rte. 291; thence, by and with said road along a curve the chord of which is S 64 10 W - 20.86' to the place of beginning. Containing in all 3.230 acres of land, more or less.

Subject to a 20' wide right-of-way lying east of, adjacent to, and parallel to the first line of this description ( N 09 17 W - 828.56' ).

January 5, 1993.

William R. Nuttle.

October 8, 1974.

Mr. Lawrence Robinson  
Chestertown, Md.

Dear Mr. Robinson:

Enclosed are several copies of a plat of your property on Morgan Creek, showing a possible subdivision.

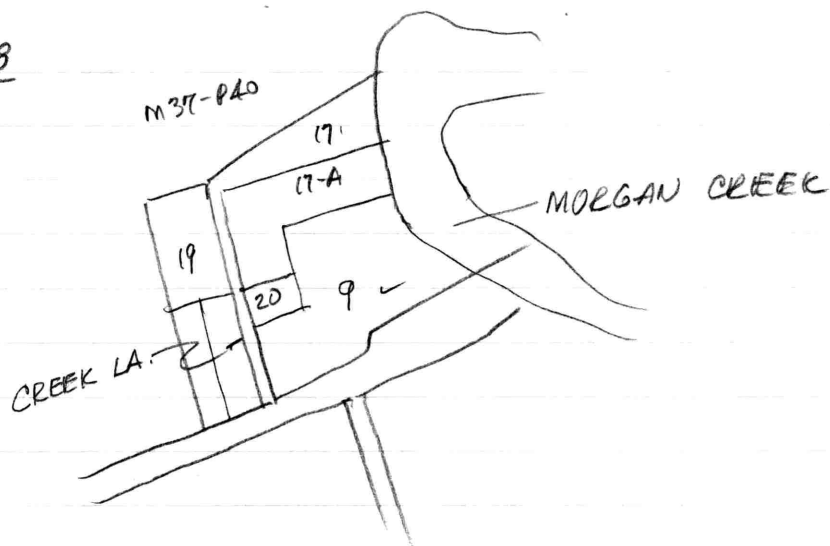
The major problem that I ran into was the fact that both markers near the creek bank were incorrect. The concrete monument next to Hays is about 10' on your land. I had a long talk with Mrs. Hays about this line, and I gave her a copy of your plat showing the relationship of the various properties. She was most pleasant, but I suspect that I will have to explain it all over again to Mr. Hays. I left my name and phone number.

The correct position of the monument called for in both your deed and the Hays deed would be at the base of a vent pipe near the creek bank. I could not get a pipe in there because of what is probably a concrete collar around the base of the vent pipe, so I moved the marker 1' along the property line towards the road. There is a tree on the creek side of this new marker that has three old blazes. This is a common practice used by surveyors to either mark a line or to mark the general area of a monument or pipe. All of this leaves me to believe that the monument in question was probably moved, and I suspect that it was probably done when the underground tank was installed.

If there are questions about this matter or any other parts of my survey, please give me a call.

Sincerely yours,

MAP 38



40 - Robert W. Clark	12/671
9 - Winfield W. Brown	63/318
17 - Catherine Athey	142/145
17A - Lawrence Robinson	27/413
19 - Deborah L. Searey?	MLM 23/380
20 - Helen P. Coleman	170/198

Hays - EHP 53/99

Begin SW cor. of herein at C.M. at cor. Dora Duhadaway  
and Carl Doll

N09°17'W - 35 to I.P.  $\pm$  Grussing

w/rame N65°51'E - 601.10 to hub or stone on S bank stream

w/bank N62°31'E - 97' to Morgan Creek

w/rame S07°08'W - 230'  $\pm$  to Duhadaway

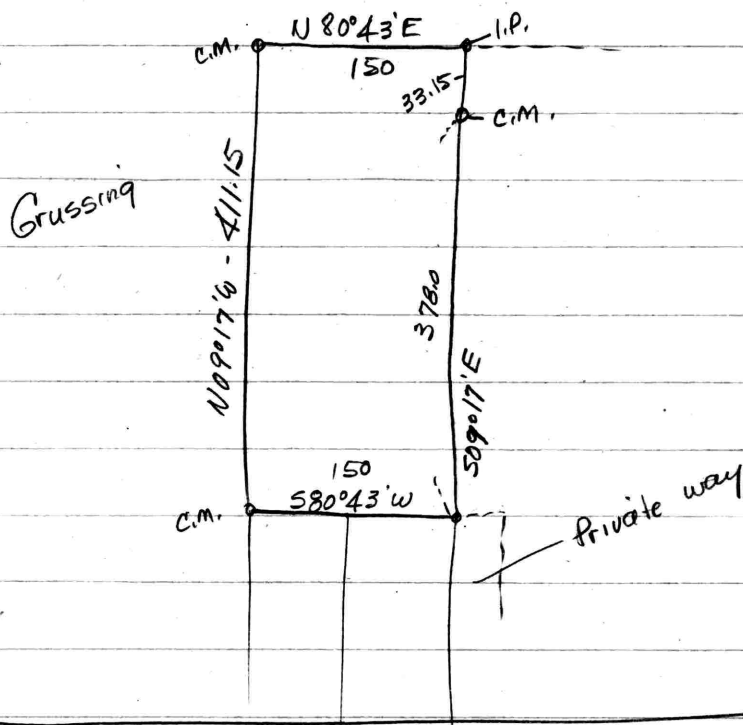
w/rame S80°43'W - 35'  $\pm$  to C.M.

" 557.3 to begin

Metcalf 1956

Together with R/W's

Doll - WHG 52/336 - McCrone 1957



Giannakis - WHG 3/442

Begin N side state rd. N09°17'W - 37.30 from  $\&$  in  
lines John H. McKenney, said point S62°05'W - 717.50  
from inside right angle corner of SW concrete  
abutment of bridge over Morgan Creek

w/McKenney N09°17'W - 458.60 to iron hub

S80°43'W - 75

S09°17'E - 475.6  $\pm$  to rd. (42.8 from center)

w/rd N68°02'E - 77 to begin

EHP 27/413 (cont.)

S & E. Duhadaway to Slagle WHG 55/632

Note - track consists of a lot WHG 55/256 conveyed to Unruh and back again - now part of Robinson

Subject to 20' R/W bordering along  $N09^{\circ}17'W$  line (1<sup>st</sup> line) to end of  $S80^{\circ}43'W - 140.0'$  line as extended and subject to 12' R/W to John McKenney, Jr. from W end of 20' R/W along  $N09^{\circ}17'W$  line to C.M.

Slagle WHG 55/632

Begin at SW cor herein on E side 20 street or way known as Creek Lane, said pt. being  $N09^{\circ}17'W - 320.7$  from N line state rd.

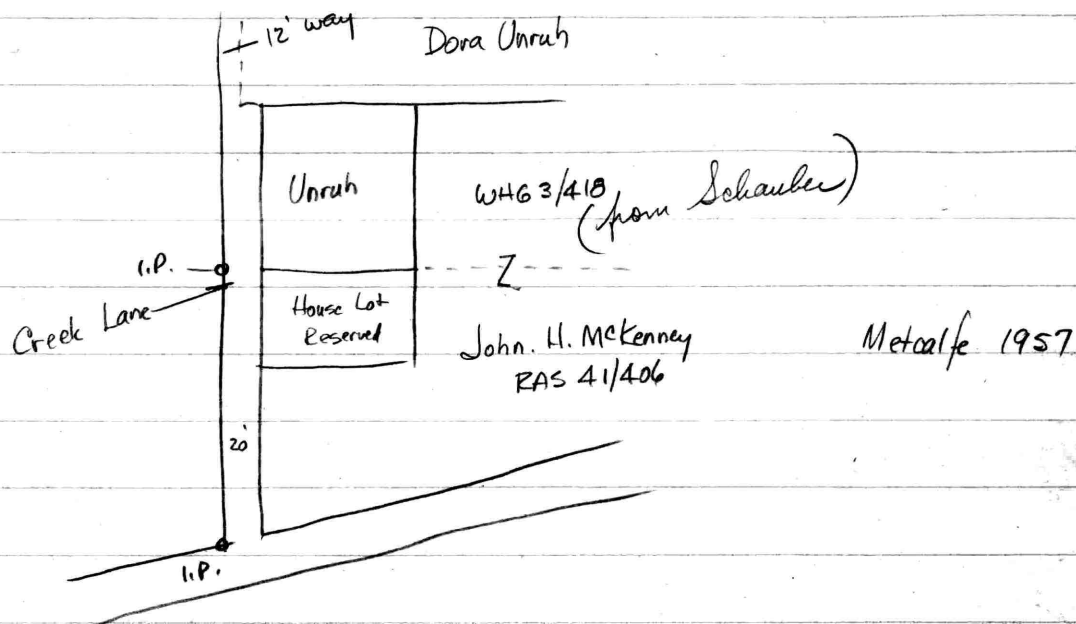
w/ east side rd. -  $N09^{\circ}17'W - 130'$  to Dora Unruh Duhadaway  
 $N80^{\circ}43'E - 140'$  to I.P.

w/ McKenney, Sr.  $S09^{\circ}17'E - 130'$

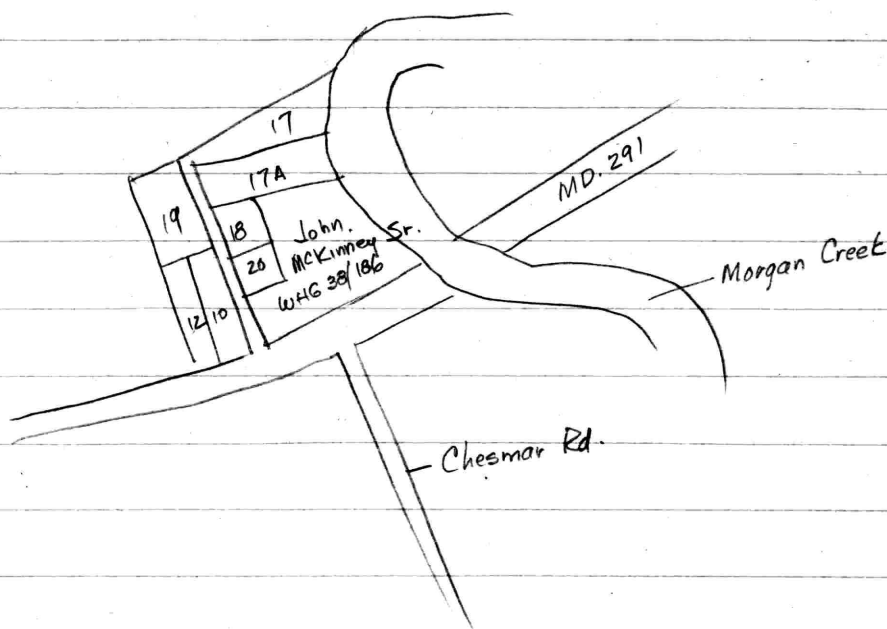
"

$S80^{\circ}43'W - 140'$  to Creek Lane & begin

see plat WHG 48/475 (herein is "House Lot Reserved")



MAP 38



10	James Yiannakis	WHG 3/442
19	Carl Doll	WHG 52/336
17	James O. Hays	EHP 53/99
17A	Lawrence Robinson	EHP 27/413
18	Dora E. Duhadaway	WHG 55/256
20	John L. Slagle	WHG 55/632

Robinson EHP 27/413

Begin N side state rd. in line of lands of John H. McKimney Jr. and lands of Bradford Schaubert at I.P.

w/ Schaubert  $N09^{\circ}17'W - 834.80$  to C.M. at W end of div. line with McKimney

w/same  $N80^{\circ}43'E - 557.3$  to C.M.

"  $35' \pm$  to Morgan Creek

w/creek SW(?) dir 180' to lands of John H. McKimney, Sr.

w/same (4 courses)

①  $S80^{\circ}43'W - 397' \pm$  to point

②  $S09^{\circ}17'E - 331.20$  " "

③  $S80^{\circ}43'W - 140.00$  " "

④  $S09^{\circ}17'E - 320.70$  " " on N side state rd.

w/rd.  $S59^{\circ}13'W - 21.50$  to begin

4.115 acres

(Cont.)



McKenney (Life interest) WHG 38/186

Lot 1

Begin creek on N side rd., said point  $N14^{\circ}53'W - 37.00'$  from inside st & cor. SW cor. abutment  
w/rd.  $S59^{\circ}13'W - 726.60$  to hub  
w/div. line  $N09^{\circ}17'W - 458.60$  to hub  
 $N80^{\circ}43'E - 576.70$  to creek  
w/creek (bearings & distances) to begin

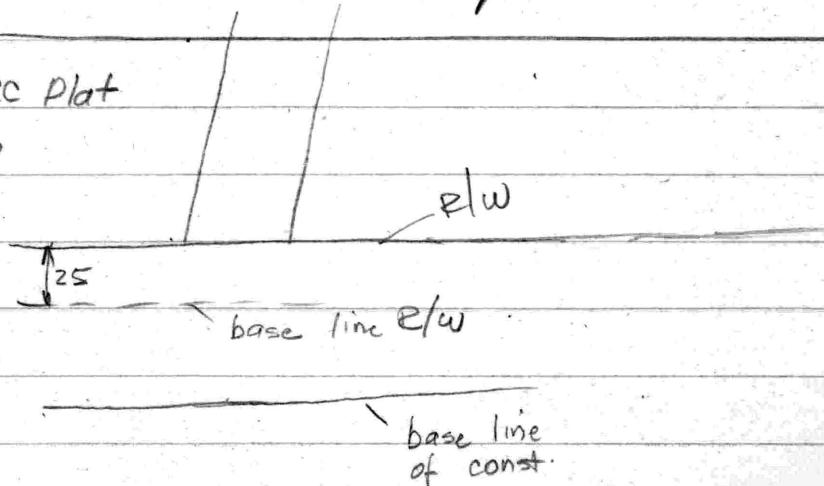
Lot 2

Begin at creek and Lot 1  
w/div. line  $S80^{\circ}43'W - 15 \pm$  to hub  
"  $576.70$  "  
 $N09^{\circ}17'W - 201.20$  "  
 $N80^{\circ}43'E - 527$  "  
"  $30 \pm$  " creek  
w/creek to begin

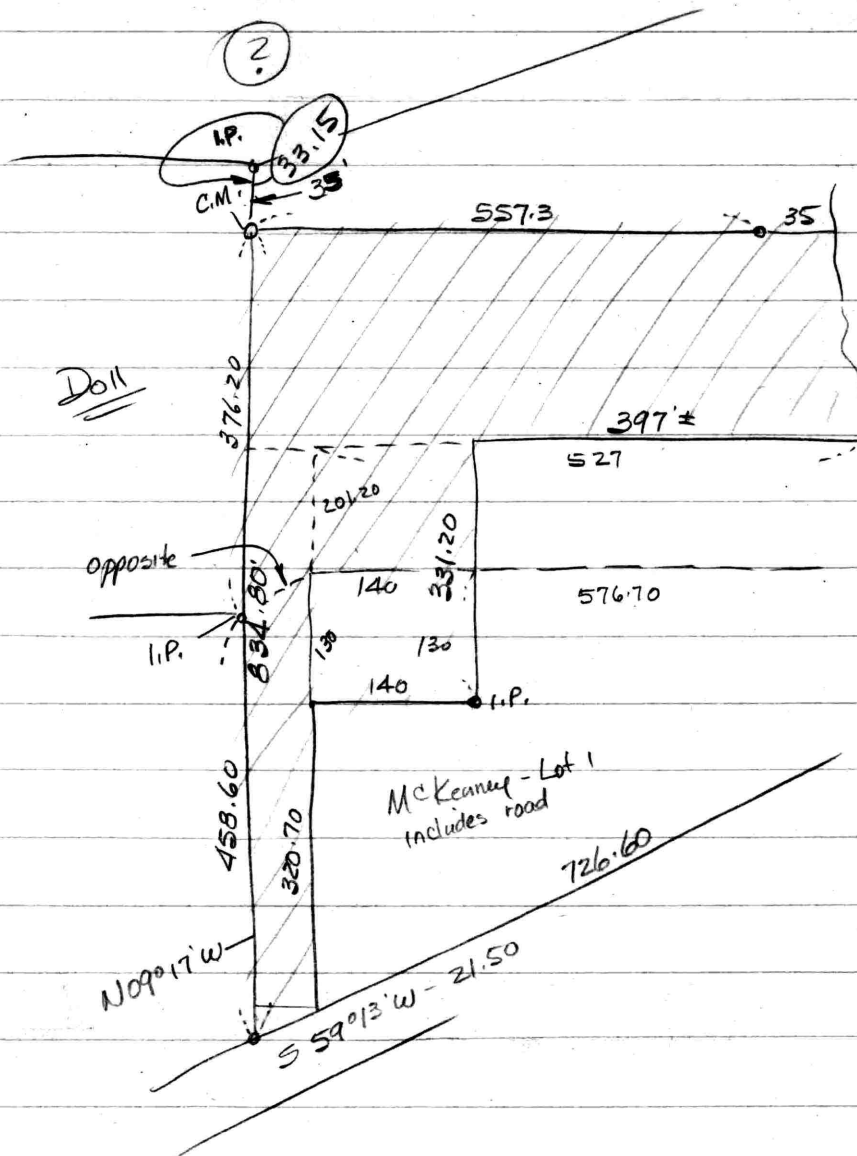
S&E

Begin end 1<sup>st</sup> line of Lot 1  
 $N09^{\circ}17'W - 659.80$   
 $N80^{\circ}43'E - 160$   
 $S09^{\circ}17'E - 331.20$  to I.P.  
 $S80^{\circ}43'W - 140$   
 $S09^{\circ}17'E - 320.70$  to rd.  
w/rd.  $S59^{\circ}13'W - 21.5$  to begin  
McKenney Sr. to McKenney Jr.

Tracing - SEC Plot  
31686



Const curve  
 $R = 2750'$   
 $D = 02^{\circ}05'01''$



$$\begin{array}{r} 834.80 \\ 458.60 \\ \hline 376.20 \end{array}$$

$$\begin{array}{r} 378.00 \\ 376.20 \\ \hline 1.80 \\ 33.15 \\ \hline 34.95 \end{array}$$

$$\begin{array}{r} 527 \\ 140 \\ \hline 667 \end{array} \quad \begin{array}{r} 397 \\ 140 \\ \hline 537 \end{array}$$

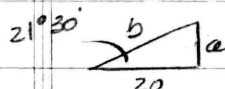
$$\begin{array}{r} 201.20 \\ 130 \\ \hline 320.70 \\ 651.90 \end{array}$$

$$\begin{array}{r} 458.60 \\ 201.20 \\ \hline 659.80 \end{array}$$

$$\begin{array}{r} 320.70 \\ 130 \\ \hline 7.88 \end{array} \quad \begin{array}{r} 458.58 = 458.60 \end{array}$$

$$\begin{array}{r} 09 \ 17 \\ 59 \ 13 \\ \hline 68 \ 30 \end{array}$$

$$\begin{array}{r} 89 \ 60 \\ 68 \ 30 \\ \hline 21 \ 30 \end{array}$$



$$a = 20 \tan 21^{\circ}30' = 7.88$$

$$b = \frac{20}{\cos x} = 21.50$$

$$\begin{array}{r} 331.20 \\ 130 \\ \hline 201.20 \end{array}$$





DEBORAH L. SEAREY

CATHERINE ATHEY

MORGAN CREEK

WINFIELD W. BROWN

HELEN P. COLEMAN

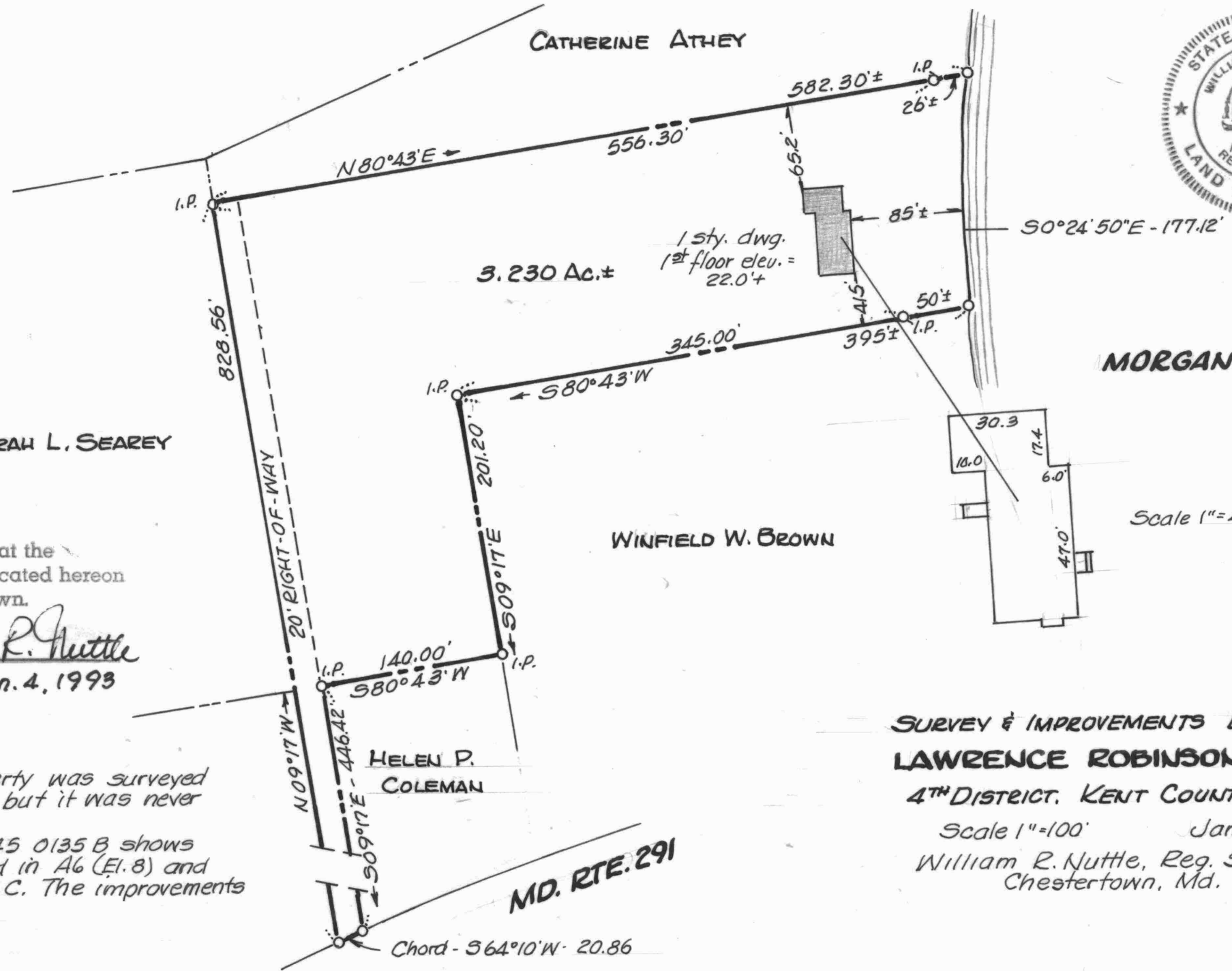
MD. RTE. 291

This is to certify that the improvements indicated hereon are located as shown.

*William R. Nuttle*  
Jan. 4, 1993

Note: This property was surveyed by me in 1974, but it was never recorded.  
FIRM Map 240045 0135 B shows part of this land in A6 (E1.8) and the rest in Zone C. The improvements are in Zone C.

I.P. = iron pipe



Scale 1" = 40'

**SURVEY & IMPROVEMENTS LOCATION**  
**LAWRENCE ROBINSON LANDS**

4<sup>TH</sup> DISTRICT, KENT COUNTY, MD.

Scale 1" = 100' Jan. 1993.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

